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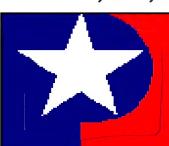
0007

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,005,500 / 1,005,500
USE VALUE: 1,005,500 / 1,005,500
ASSESSED: 1,005,500 / 1,005,500
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
37		ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SANDOVAL ALVARO ETAL	
Owner 2: FENTANES ANDRES JOSE SANDOVAL	
Owner 3:	

Street 1: 37 ALTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SANDOVAL ALVARO -

Owner 2: GOODMAN ERIN E -

Street 1: 37 ALTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 5,555 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2749 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5555		Sq. Ft.	Site		0	80.	1.06	1									469,322						469,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5555.000	531,300	4,900	469,300	1,005,500		32271
							GIS Ref
							GIS Ref
							Insp Date
							02/05/09

Total Card	0.128	531,300	4,900	469,300	1,005,500	Entered Lot Size
Total Parcel	0.128	531,300	4,900	469,300	1,005,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	365.74	/Parcel: 365.7	Land Unit Type:

Parcel ID: 045.0-0007-0024.0

!3867!

PRINT Date: 12/10/20 Time: 19:00:28

LAST REV Date: 06/03/20 Time: 09:46:21

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Good			SCHOOL. OF = SINK IN BMT.											
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units: 2											
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fppl: 2	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1928	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G12	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:		2	6	2											
Sec Int Wall:	Economic: L - Location	5.0	%	Additions:															
Partition: T - Typical	Special:		%	Kitchen:															
Prim Floors: 3 - Hardwood	Override:		%	Baths:															
Sec Floors:	Total:	22.67	%	Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0007-0024.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	119X20	A	AV	1928		21.58	T	40	104			4,900		4,900		
More: N	Total Yard Items:	4,900	Total Special Features:						Total:						4,900				